

116.0

0001

0011.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

523,500 / 523,500

USE VALUE:

523,500 / 523,500

ASSESSED:

523,500 / 523,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HEARD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HANOVER CONOR A	
Owner 2: HANOVER NICOLE WOODSON	
Owner 3:	

Street 1: 27 HEARD RD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: FIRLA GAIL -
Owner 2: -
Street 1: 27 HEARD RD
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 5,814 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 5814 Sq. Ft. Site 0 70. 0.92 6 Ledge -10 374,483 374,500

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5814.000	149,000		374,500	523,500			74243
Total Card		0.133	149,000		374,500	523,500	Entered Lot Size		GIS Ref
Total Parcel		0.133	149,000		374,500	523,500	Total Land:		GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card:	484.72	/Parcel:	484.7	Land Unit Type:		Insp Date
									09/24/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	155,600	0	5,814.	416,100	571,700	571,700	Year End Roll	12/18/2019
2019	101	FV	171,400	0	5,814.	410,100	581,500	581,500	Year End Roll	1/3/2019
2018	101	FV	171,400	0	5,814.	315,000	486,400	486,400	Year End Roll	12/20/2017
2017	101	FV	171,400	0	5,814.	297,200	468,600	468,600	Year End Roll	1/3/2017
2016	101	FV	171,400	0	5,814.	273,400	444,800	444,800	Year End	1/4/2016
2015	101	FV	160,700	0	5,814.	255,600	416,300	416,300	Year End Roll	12/11/2014
2014	101	FV	160,700	0	5,814.	235,400	396,100	396,100	Year End Roll	12/16/2013
2013	101	FV	160,700	0	5,814.	235,400	396,100	396,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRLA GAIL,	1539-121	1	1/4/2019		515,000	No	No		
ONEIL MARILYN	1243-199		10/22/2001		324,500	No	No		
	836-138		6/22/1973		31,800	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2020	1109	Solar Pa	22,458	C				
9/15/2020	1078	Re-Roof	6,000	C				
12/30/2019	2057	Insulate	9,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Measured	197	PATRIOT
1/30/2002	MLS	MM	Mary M
2/9/2000	Meas/Inspect	263	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:	5 - Cape	Full Bath:	1	Rating:	Average							
Sty Ht:	1A - 1 Sty +Attic	A Bath:		Rating:								
(Liv) Units:	1	Total:	1	3/4 Bath:								
Foundation:	2 - Conc. Block	A 3QBth:		Rating:								
Frame:	1 - Wood	1/2 Bath:		Rating:								
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:								
Sec Wall:		OthrFix:		Rating:								
Roof Struct:	1 - Gable	OTHER FEATURES										
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average							
Color:	YELLOW	A Kits:		Rating:								
View / Desir:		Fpl:	1	Rating:	Average							
GENERAL INFORMATION		WSFlue:		Rating:								
Grade: C - Average		CONDOS INFORMATION										
Year Blt:	1948	Eff Yr Blt:										
Alt LUC:		Alt %:										
Jurisdict:		Fact.:										
Const Mod:												
Lump Sum Adj:												
INTERIOR INFORMATION		DEPRECIATION										
Avg Ht/FL:	STD	Phys Cond:	AV - Average	31.	%							
		Functional:			%							
RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1		# Units:		1						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					
REMODELING								RES BREAKDOWN				
Exterior:		No Unit	RMS	BRS	FL							
Interior:		1	6	3								
Additions:												
Kitchen:												
Baths:												

INTERIOR INFORMATION

Avg Ht/FL:	STD		Phys Cond:	AV	- Average
Prim Int Wall	1 - Drywall		Functional:		
Sec Int Wall:			Economic:		
Partition:	N - Typical		Special:		
Prim Floors:	3 - Hardwood		Override:		
Sec Floors:				Total:	
Bsmnt Flr:	12 - Concrete				
Subfloor:					
Bsmnt Gar:	1				
Electric:	3 - Typical		Basic \$ / SQ:	105.00	
Insulation:	1 - Typical		Size Adj.:	1.35000002	
Int vs Ext:	S		Const Adj.:	0.82908165	
Heat Fuel:	1 - Oil		Adj \$ / SQ:	117.522	
Heat Type:	5 - Steam		Other Features:	66000	
# Heat Sys:	1		Grade Factor:	1.00	
% Heated:	100	% AC:	NBHD Inf:	1.00000000	
Solar HW:	NO	Central Vac:	NBHD Mod:		
% Com Wall		% Sprinkled:	LUC Factor:	1.00	
			Adj Total:	215961	
			Depreciation:	66948	
			Depreciated Total:	149013	

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
PARCEL ITEMS **PARCEL ID:** 116.0.0001.0011.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 116.0-0001-0011

Appr Value	JCod	JFact	Juris.	Value
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SUB AREA

Sub Area		Sub Area Details								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	720	49.620	35,729	BMT	100	RRM	50	G	
FFL	First Floor	720	117.520	84,616						
ATC	Attic	252	117.520	29,616						
Net Sketched Area:		1,692	Total:		149,961					
Size Ad	972	Gross Are	2160	FinArea	1080					

SUB AREA DETAIL

